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KYIV NATIONAL UNIVERSITY OF CONSTRUCTION AND ARCHITECTURE

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HOTEL OF SMALL CAPACITY
(50 - 100 beds)

Methodical instructions
for the implementation of architectural projects
by students of specialty 191 "Architecture and urban planning"

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The features of designing small hotels (50-100 beds) are considered, general recommendations for the organization of functional zoning of such hotels and the design of individual groups of rooms are given.

A task for the design of a general hotel for 25/50 rooms has been developed, the composition and areas of the necessary premises are given, which correspond to the existing regulatory documents in this field of design and construction.

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INTRODUCTION

One of the most important types of public buildings is hotels, which are designed to provide comfortable conditions for temporary accommodation and additional services. In addition, some prominent hotels can become centers of cultural and political life, symbols of a city or country, sometimes the only attraction and point of attraction for tourists. The level of development of hotels in a country can be used to draw conclusions about the socio-economic and cultural state of society as a whole.

Ukraine has sufficient internal reserves for the development of the tourism industry. The country's favorable geographical location in the center of Europe, diverse terrain, mountainous and coastal areas, and rich historical and cultural traditions make it attractive for the development of the tourism industry, but the underdeveloped legal framework for foreign relations, limited network of hotel companies, inconsistency of road and transport infrastructure with international standards, imperfect and outdated architectural, planning and space solutions of hotel complexes make this development almost impossible.

A modern hotel is a complex organism that includes a large number of premises for various functional purposes. The capacity of a hotel has a direct impact on the number of room groups and their composition.

Work on a course project of a small hotel will allow students to get acquainted with the basic principles and techniques of hotel design depending on their urban planning location, to understand the peculiarities of organizing internal architectural and planning relationships between premises, depending on functional and typological processes, to master the regulatory requirements for hotel design.

These guidelines are intended to provide methodological support for the course architectural design by 4th year students of the Faculty of Architecture, specialty 191 "Architecture and Urban Planning", specialization "Architecture of Buildings and Structures", developed with due regard for international requirements for the construction and design of modern small hotel facilities. Along with methodological instructions for organizing work on a course project, this paper provides brief information on the main groups of premises in small hotels and recommendations for their design.

I. GENERAL PART

1.1. Design task

1.1. Scope and conditions of construction:

The hotel is planned to be built in the II - III climatic regions with the estimated winter temperature - 30°C, in areas with normal humidity and normal geological conditions. Construction area: materials of geodetic surveys of the construction area are attached when issuing the design task.

1.2. Urban planning purpose, working area of the premises:

A general hotel with 50-100 beds (25-50 rooms) is proposed to be located in the city. The exact location and conditions of placement are established by the project manager when issuing the assignment. The composition of the premises, working areas of individual rooms and services are given in Table 1.

1.3. Basic requirements for the architectural and planning solution:

The designed hotel should be compositional integrity, ensuring the convenience of functional and technological interconnections between individual services and premises. The space-planning solution should provide for the possibility of further development of the building in order to modernize it and increase its service capacity.

1.4. Structural solutions:

Structural solutions are determined depending on the selected space-planning scheme of the residential and public parts of the hotel.

1.5. Engineering and technological equipment.

Heat supply from external sources; hot water supply; complex automation of sanitary equipment; fire alarm system; electrification and radio communication; availability of satellite TV antennas or cable TV.

1.6. Comfort of the projected hotel.

A city hotel of general type, 3-4-5-star comfort level (according to the task for the project implementation) is being developed.

Table 1

1.2. COMPOSITION AND AREA OF PREMISES

№	PREMISES	ROOM AREA					
		HOTEL CAPACITY					
		50 beds (25 rooms)			100 beds (50 rooms)		
		COMFORT LEVEL					
		***	****	*****	***	****	*****
	Group A. residential areas	m2					
	Group A/1. Living rooms	25 rooms			50 rooms		
		635-1050			1015-1600		
1.1.1	Double standard (DBL)	total area			total area		
		20-26	22-26	24-30	20-26	22-26	24-30
		living area			living area		
		14-16	15-18	16-20	14-16	15-18	16-20
		45% (10-12 rooms)			45% (20-24 rooms)		
1.1.2	Double standard (TWN)	total area			total area		
		22-26	24-26	24-30	22-26	24-26	24-30
		living area			living area		
		15-18	16-20	16-22	15-18	16-20	16-22
		5% (1-2 rooms)			5% (2-3 rooms)		
1.1.3	double room (superior) (DBL+)	total area			total area		
		22-28	24-30	24-36	22-28	24-30	24-36
		living area			living area		
		15-18	16-20	16-22	15-18	16-20	16-22
		15% (3-4 rooms)			15% (5-10 rooms)		
1.1.4	Double standard (superior) (TWN+)	total area			total area		
		22-30	24-32	25-36	22-30	24-32	25-36
		living area			living area		
		16-20	18-24	20-30	16-20	18-24	20-30
		5% (1-2 rooms)			5% (2-3 rooms)		
1.1.5	Suite	total area			total area		
		35-45	40-50	40-60	30-45	30-50	30-60
		living area			living area		
		30-36	32-40	32-50	30-36	32-40	32-50
		20% (5 rooms)			20-25% (10-12 rooms)		
1.1.6	Presidential apartment	total area			total area		
		60-90	60-100	80-150	60-90	60-100	80-150
		living area			living area		
		40-70	50-80	60-100	40-70	50-80	60-100
		5% (1-2 rooms)			1-5% (1-3 rooms)		
1.1.7	Accessible room	total area			total area		
		24-30	25-40	25-40	25-35	25-40	25-40
		living area			living area		
		16-22	18-24	18-24	16-22	18-24	18-24

№	PREMISES	ROOM AREA					
		HOTEL CAPACITY					
		50 beds (25 rooms)			100 beds (50 rooms)		
		COMFORT LEVEL					
		***	****	*****	***	****	*****
	Group A/2. Floor Service Areas	50-160 m2 (Can be located through a floor)			55-210 m2 (Can be located through a floor)		
1.2.1	Hall&Salon	30-60	30-80	30-120	30-80	30-120	30-160
1.2.2	Staff Room with Linen Closet	9-12	10-12	10-12	10-12	10-15	10-15
1.2.3	Staff Restroom	3-6	3-6	3-6	3-6	3-6	3-6
1.2.4	A pantry of dirty laundry	4-6	4-6	4-6	4-6	4-6	4-6
1.2.5	Storage room for cleaning equipment	2-4	2-4	2-4	4	4	4
1.2.6	Sorting area for dirty laundry	4	4	4	4	4	4
1.2.7	Housekeeping Room		6*	6*		6-8	6-8
1.2.8	Housekeeping Cart Storage Room		4-6*	6*		6-8	6-8
	Group B. Public Service Area						
	Group B/1. Reception and Lobby Area	95 - 210			160 - 380		
2.1.1	Lobby	50-100	60-120	70-120	90-120	100-150	120-240
2.1.2	Reception	10-12	12-14	12-16	12-16	12-16	12-18
2.1.3	Staff Rooms	8	8-10	8-12	8	8-12	8-16
2.1.4	Duty Manager's Room		8*	8*	8*	8-12	8-16
2.1.5	Service Sanitary-Technical Unit	3-6	3-6	3-6	3-6	3-6	3-6
2.1.6	Temporary Luggage Storage Room	4-6	6-8	6-10	8-10	10-12	10-12
2.1.7	Security Room	4-6	4-8	6-8	8	8-12	8-16
2.1.8	Toilets for visitors	12-16	12-16	12-20	18-24	18-26	24-30

2.1.9	Cloakroom	4-6*	4-6	4-6	4-8	6-8	6-8
2.1.10	Bank branches, currency exchange offices				4-8*	4-12*	4-18
№	PREMISES	ROOM AREA					
		HOTEL CAPACITY					
		50 beds (25 rooms)			100 beds (50 rooms)		
		COMFORT LEVEL					
		***	****	*****	***	****	*****
2.1.11	Commercial Zone	4-10*	4-10*	4-10*	6-12*	6-24	8-36
2.1.12	Porter's Lodge			8*	8-10*	8-10*	8-10
2.1.13	Swiss Concierge and Messenger Room			8*	8-10*	8-10	8-10
2.1.14	Storage room for cleaning equipment	2-4	2-4	2-4	3-6	3-6	3-6
2.1.15	Business Center/Communication Department	6-12	6-12	6-12	6-12	8-12	10-20
2.1.16	Safe Room				6-8*	6-8*	6-8*
2.1.17	Baggage Lobby				12*	12-15*	12-15
2.1.18	Baggage Cart Storage Room				3-6*	3-6*	3-6
	Group B/2. Hotel Dining Facilities	300-920			670-1850		
	Visitor area	60-450			290-1200		
2.2.1	Lobby Bar	12-30*	12-24	12-30	30-50	30-60	30-60
2.2.2	Restaurant/Café Lounge	80-150	80-150	80-150	150-300	150-300	150-300
2.2.3	Restaurant Lobby	8-12*	10-18	10-18	12-15	15-20	15-20
2.2.4	Dining Group Vestibule	24-50*	24-50*	24-50*	30-80*	30-80*	30-80*
2.2.5	Restroom Facilities for Visitors at Eating Establishments	12-16	12-16	12-20	18-24	18-30	24-36
2.2.6	Wardrobe for visitors to food establishments	4-6	4-6	4-6	10-30	12-36	12-36
2.2.7	Toilet Rooms	4-6*	4-6	4-8	6-8*	6-10	6-10
2.2.8	Restaurant Ba	12*	12-24	12-24	18-24*	18-24	18-30
2.2.9	Breakfast Hall	30-80*	50-100*	50-100*	100-200*	100-200*	100-200*
2.2.11	Floor Buffets	20-40*	20-40*	20-40*	20-40*	20-40*	20-40*
2.2.12	2.2.10	Additional Bars	50-80*	50-80*	50-100*	80-120*	80-120*
2.2.13	Nightclub					80-240*	80-240
2.2.14	Banquet Hall			80*	120-360*	120-360*	120-600*

2.2.15	Stage	6-24*	6-24*	6-24*	24-50*	24-80	24-80
№	PREMISES	ROOM AREA					
		HOTEL CAPACITY					
		50 beds (25 rooms)			100 beds (50 rooms)		
		COMFORT LEVEL					
		***	****	*****	***	****	*****
	Production and Warehouse Facilities of the Restaurant Group	180-370			290-485		
2.3.1	Dispensing room	8-18	8-18	8-18	20-30	20-30	20-30
2.3.2	Buffet	4-8*	4-8*	4-8*	6-12*	6-12	6-12
2.3.3	Hot Kitchen	36-70	36-70	36-70	50-80	50-80	50-80
2.3.4	Cold Kitchen	9-24	9-24	9-24	19-40	19-40	19-40
2.3.5	Assembly Kitchen	9-12	9-12	9-12	12-24	12-24	12-24
2.3.6	Meat processing facility	9-12	9-12	9-12	9-24	9-24	9-24
2.3.7	Fish Processing Facility	9-12	9-12	9-12	9-24	9-24	9-24
2.3.8	Pastry Kitchen	12-24*	12-24	12-24	12-36*	12-36	12-36
2.3.9	Vegetable Preparation Area	7-10*	7-10	7-10	9-12	9-12	9-12
2.3.10	"Bread Slicing Room	6-9*	6-9*	6-9*	7-9	7-9	7-9
2.3.11	Dishwashing Area	18-24	18-24	18-24	24-36	24-36	24-36
2.3.12	Kitchen Dishwashing Area	6-10	6-10	6-10	10-12	10-14	10-14
2.3.13	Dishwashing and Utensil Room	6-12	6-12	6-12	8-12	8-12	8-12
2.3.14	Service station	6-9	6-9	6-9	6-12	6-12	6-12
2.3.15	Head of Staff Room	6-12	8-12	10-12	8-12	8-12	10-12
2.3.16	Utility Room of the Lobby Bar	6-8*	6-8	6-8	6-10	6-10	6-10
2.3.17	Auxiliary Bar Room	4-8*	4-8*	4-8*	6-18	6-18	6-18
2.3.18	Refrigeration Chambers	12-36	12-36	12-36	36-48	36-48	36-48
2.3.19	Refrigeration chamber for food waste	4*	4*	4*	4	4-6	4-12
2.3.20	Food waste chamber (uncooled)	4	4	4	4	4-6	4-6
2.3.21	Dry Storage Room	4-8	4-8	4-8	6-12	6-12	6-12
2.3.22	Liquor Storage Room	4-8	4-8	4-8	6-12	6-12	6-12
2.3.23	Cleaning Equipment Storage Room	4-6	4-6	4-6	4-6	4-6	4-6

2.3.24	Loading Zone	10-18	10-18	10-18	18-24	18-24	18-24
2.3.25	Utility Rooms for Furniture Storage and Repair	6-8	6-8	6-8	8-24	8-48	8-48
№	PREMISES	ROOM AREA					
		HOTEL CAPACITY					
		50 beds (25 rooms)			100 beds (50 rooms)		
		COMFORT LEVEL					
		***	****	*****	***	****	*****
	Administrative and Domestic Facilities of Food Establishments	60-100			90-180		
2.4.1	Principal's office	8-12	8-12	8-12	8-12	8-18	8-24
2.4.2	Accounting department	10-12	10-12	10-12	12	12-18	12-18
2.4.3	Main Cashier				12-18*	12-18*	12-18*
2.4.4	Staff Room for Waiters and Bartenders				8	8-12	8-12
2.4.5	Staff Wardrobe for Waitstaff and Bartenders	8-10	8-12	8-12	12	12	12
2.4.6	Staff Room				8	8-12	8-12
2.4.7	Staff Wardrobe	12-24	12-24	12-24	24	24	24-36
2.4.8	"Staff Showers	6-9	6-9	6-9	6-9	6-9	6-9
2.4.9	Restrooms for Staff	4-9	4-9	4-9	6-9	6-9	6-9
2.4.10	Laundry Room	4	4-6	4-6	8-12	8-12	8-12
2.4.11	Storekeeper's Office				8*	8*	8*
2.4.12	Artist Dressing Rooms	8-12*	8-12*	8-12*	8-16*	8-16	8-16
2.4.13	Rooms for Storing Musical Instruments	4-6*	4-6*	4-6*	6-8*	6-8	6-8
	Group B/3. Business group of premises	65-400			250-830		
3.1.1	Multipurpose Hall	50-80*	50-100	50-100	50-200	80-240	80-240
3.1.2	Meeting rooms	18-60	18-60	18-60	36-60	36-90	36-90
3.1.3	Business Center	8-20	8-20	8-20	10-24	10-24	10-24
3.1.4	Reception Hall	30-50*	30-50*	30-50*	50-120*	50-120*	50-120
3.1.5	Business Group Vestibule	30-50*	30-50*	30-50*	50-120*	50-120*	50-120*
3.1.6	Wardrobe for visitors	4-8	4-8	4-8	8-24	8-24	8-24
3.1.7	Restrooms for Visitors	8-12	8-12	8-12	18-24	18-30	18-36
3.1.8	Service Facilities for the Multipurpose Hall	8-24	10-24	12-24	12-36	12-36	12-36
3.1.9	AV Technology Room	6-8*	6-8*	6-8*	8-12*	8-12*	8-12*
3.1.10	Booths for simultaneous interpreting	8*	8*	8*	8*	8	8
3.1.11	Storage Facilities for Modular Furniture	6-12	6-12	6-12	12-24	12-24	12-24
3.1.12	Prep/Serving Area for Buffets	8-24	8-24	8-24	24-36	24-48	24-48

3.1.13	Dishwashing Area	4-8	4-8	4-8	6-12	6-12	6-12
3.1.14	Utility room	6-12*	6-12	6-12	8-12*	8-12	8-12
3.1.15	Administrative premises for business event organizers	8-18*	8-18*	8-18*	10-24	10-36	10-36
№	PREMISES	ROOM AREA					
		HOTEL CAPACITY					
		50 beds (25 rooms)			100 beds (50 rooms)		
		COMFORT LEVEL					
		***	****	*****	***	****	*****
Group B/4. Sports and Wellness Facilities Group		0-650			125-1120		
Sports Facilities		0-375			64-790		
4.1.1	Gym	24-48*	36-48	36-48	36-64	48-64	48-64
4.1.2	Sports Hall				108*	108*	108
4.1.3	Sports Game Halls		36-54*	36-54	54-108*	54-108*	54-108*
4.1.4	"Deep Pool		24-48*	24-48	24-136*	48-136	48-136
4.1.5	Shallow Pool		9*	9*	9-24*	9-24*	9-24*
4.1.6	Poolside Relaxation Areas		12*	12-36	12-64*	12-64	12-64
4.1.7	Lobby/Reception Area	12-48*	12-48	12-48	12-48	24-48	24-48
4.1.8	Poolside Changing Rooms		16-24*	16-24	16-24*	16-24	16-24
4.1.9	Changing Rooms for Sports/Fitness Halls	12-24*	12-24	12-24	20-32	20-32	20-32
4.1.10	Restrooms and Showers for Visitors	12*	12-16	12-16	12-24	12-24	12-24
4.1.11	Coaches' Rooms	6-8*	8	8	8	8-16	8-16
4.1.12	Staff Restroom	4*	4	4	4-6*	4-6	4-6
4.1.13	Storage Rooms for Sports Equipment	6-10	8-10	8-12	8-12	8-12	8-12
4.1.14	Storage Rooms for Cleaning Supplies	4	4	4	4-6	4-6	4-6
4.1.15	Technical Rooms for the Pool		24-48*	24-48	24-120*	24-120	24-120
Health and Household Facilities Group		0-275	0-330				
5.1.1	Lobby/Reception Area	12-48*	12-48*	12-48*	12-48*	24-48	24-48
5.1.2	Medical Station	12-24*	12-24*	12-24*	18-24*	18-24	18-24
5.1.3	Beauty Salon					18-36*	18-36
5.1.4	Barber Shop		24-36*	24-36*	24-36*	24-36	24-36
5.1.5	Massage Rooms		18-36*	18-36*	18-36*	18-36	18-36
5.1.6	Treatment Rooms		18-36*	18-36*	18-36*	18-48	18-48
5.1.7	Solarium		12-18*	12-36*	12-36*	12-36	12-36
5.1.8	Sauna Complex		20-48*	20-48*	20-48*	24-48	24-48
5.1.9	Mini Pool		6-12*	6-12*	6-12*	6-16	8-20
Group C/1. Administrative and Service Facilities		86-118	108-120				

	Group						
6.1.1	Principal's office	12	12-15	12-15	12	12-15	12-15
6.1.2	Reception Area	8	8-12	8-12	8	8-12	8-12
6.1.3	Deputy Director's Office	12	12-15	12-15	12	12-15	12-15
№	PREMISES	ROOM AREA					
		HOTEL CAPACITY					
		50 beds (25 rooms)			100 beds (50 rooms)		
		COMFORT LEVEL					
		***	****	*****	***	****	*****
6.1.4	Chief Engineer's Office	8*	8-10*	8-10*	8	8-10	8-10
6.1.5	Housekeeping Room	10	10-12	10-12	12	12	12
6.1.6	Archive	8	8	8	10	10	10
6.1.7	Accounting Department	12	12-16	12-16	16	16	16
6.1.8	Cashier's Office	4	4-6	4-6	6	6	6
6.1.9	Planning Department	12*	12*	12*	12	12	12
6.1.10	Service Restrooms	6-12	6-12	6-12	12	12	12
	Group C/2. Storage and Utility	188 - 247			289 - 315		
6.2.1	Fire Post	15	15	15	15	15	15
6.2.2	Duty Repair Shift Room	6	6	6	8	8	8
6.2.3	Communication Hub	12	12	12	14	14	14
6.2.4	Central Laundry Room, including:						
6.2.4.1	Clean Laundry Section	12	12	12	16	16	16
6.2.4.2	Soiled Laundry Section	6	6	6	8	8	8
6.2.4.3	Soiled Laundry Sorting Room	6	6	6	8	8	8
6.2.4.4	Laundry Repair Workshop	4	4	4	4	4	4
6.2.5	Custodial Office, including:						
6.2.5.1	Housekeeping Facilities	6	6	6	6	6	6
6.2.5.2	Cleaning Supplies Storage		4*	4*	4	4	4
6.2.5.3	Stockroom for Consumables		4*	4*	4	4	4
6.2.6	Workshops, including:						
6.2.6.1	Electrical Workshop	8	8	8	8	8	8
6.2.6.2	Plumbing Workshop		8*	8*	8	8	8
6.2.6.3	Mechanical Workshop		8*	8*	8	8	8
6.2.6.4	Carpentry Workshop	16	16	16	16	16	16
6.2.6.5	Painting Workshop	8	8	8	12	12	12
6.2.6.6	Technical Services		8*	8*	8	8	8
6.2.7.1	Reserve laundry room	6	6	6	8	8	8
6.2.7.2	Curtain and Drapery		6*	6*	6	6	6

	Warehouse						
6.2.7.3	Material and Technical	20	20	20	30	30	30
6.2.7.4	Supplies Stockroom	12	12	12	16	16	16
6.2.7.5	Furniture Warehouse	20	20	20	30	30	30
№	PREMISES	ROOM AREA					
		HOTEL CAPACITY					
		50 beds (25 rooms)			100 beds (50 rooms)		
		COMFORT LEVEL					
		***	****	*****	***	****	*****
6.2.7.6	Lumber Storage	16	16	16	20	20	20
6.2.8	Production Staff Facilities, including:						
6.2.8.1	Housekeeping Facilities	6-8	6-10	6-10	8-12	10-12	12-15
6.2.8.2	Restrooms and Showers	6-8	8	8	8	10-12	12
6.2.8.3	Laundry Room	8-10	10-12	10-12	10	12-15	15
6.2.9	Floor Utility Rooms	3-6	4-6	6	6	6	6
	Total Hotel Area:	1600 - 4500			3100 - 7500		

Rooms marked with * are optional (their presence in the hotel depends on the establishment's specialization and location features).

3. The scope and form of submission for evaluation of student design materials:

1. Site Plan (Scale: 1:2000)
2. Master Plan of the Construction Site (Scale: 1:500)
3. First Floor Plan (Scale: 1:100/50)
4. Typical Residential Floor Plan (Scale: 1:100/50)
5. Non-repetitive Floor Plans (Scale: 1:100/50)
6. Room Plans (Scale: 1:50/25)
7. Hotel Elevations (Scale: 1:100/50)
8. Architectural and Structural Sections (Scale: 1:100)
9. Hotel Building Perspective and/or Model

1.4. Schedule of the course project

1. Issuance of the assignment
2. Preparation of the abstract
3. Seminar
4. Clause (see Appendix 1 for an example)
5. Work on the sketch
6. Viewing the sketch
7. Finalizing the sketch
8. Work on the project
9. Evaluation of the project See Annexes 2-4 for examples from the global experience of designing small hotels with 25-50 rooms.

II. METHODOLOGICAL RECOMMENDATIONS FOR PROJECT DEVELOPMENT:

2.1. Master plan

The work on the course project should begin with the analysis of the situational plan, study of the surrounding buildings and conditions of design and construction. The area of the site is determined by the design assignment, taking into account the location, functional purpose and category of the hotel. The land plot of the hotel should provide for the possibility of landscaping (placement of a recreation area, household plots and guest parking lots) and greenery.

Depending on the urban planning situation, there are various options for solving hotel master plans. Areas for hotel construction in the central historical parts of cities are characterized by small plots freed from old buildings. In such conditions, the hotel building can occupy the entire plot, sometimes leaving internal spaces free from construction, which should be used for the arrangement of utility yards, green and recreational areas. Hotels built in densely populated areas should be provided with underground parking lots for passenger and service vehicles. In such conditions, it is recommended to design hotels with small capacity, low and medium number of floors.

If a hotel is being designed and built in the business center of a city, other laws influence its formation. The territory of the business center allows for the use of larger free plots, which may have convenient transport access. It is possible to arrange parking lots, recreational and commercial areas on the site (Fig. 1. b, c). The open space makes it possible to more freely decide on the space-planning organization of the hotel.

Location of hotels in the area adjacent to the center. In such areas, it is possible to provide sufficiently large free plots with convenient interchanges and transport links. The site can freely accommodate utility areas with technical facilities, open parking lots and landscaped areas with entrances, and it is also possible to provide recreational areas with landscaping elements and green spaces. In the areas adjacent to the center, there is a possibility of building multistorey buildings. The location of hotels in such an urban planning situation is optimal and most common.

Location of hotels at the entrances or outside the city. The level of comfort in out-of-town hotels can be low or medium (*, **, ***). Due to the low building density, architectural and planning solutions of such hotels always win in comparison with hotels in the city center (Fig. 1. c). Large vacant plots provide more opportunities for effective architectural planning, and the cost of construction is always lower than on plots within the city. It is economically advantageous to design hotel buildings of low number of stories (2-5 floors), because the cost of land is relatively low and all the necessary premises can be freely placed on the site in a horizontal plane. This method of hotel location makes it possible to arrange parking lots, access roads, utility and recreational areas.

When designing hotels, it is recommended to locate their plots within walking distance of public transport stops (within a radius of 700 meters).

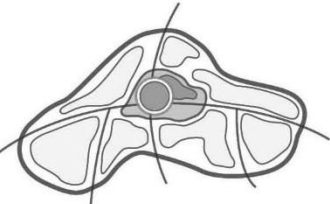
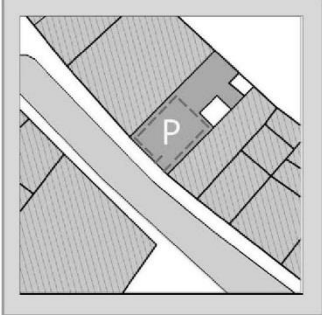

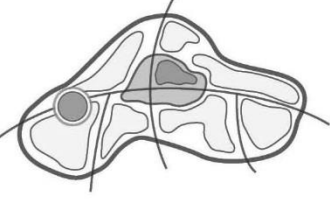
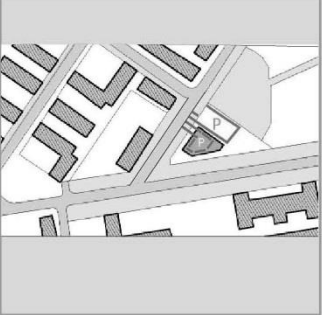
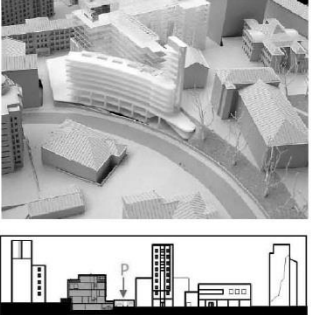
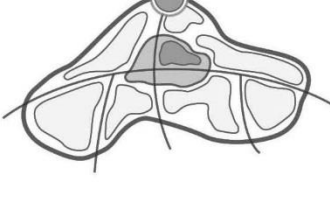
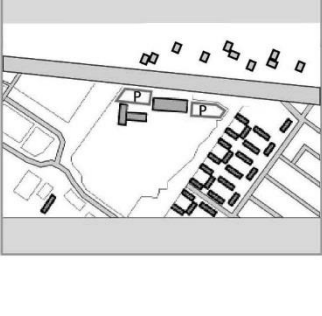
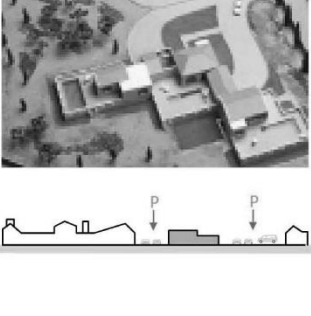
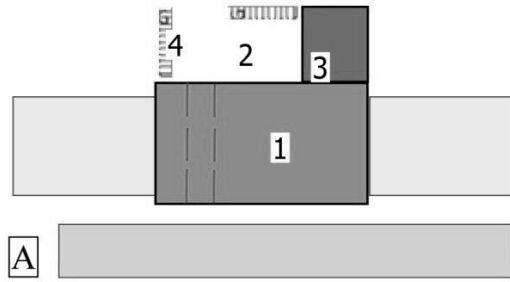
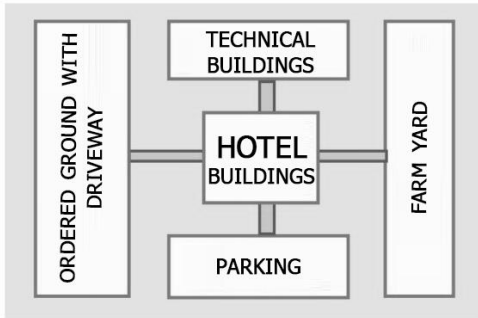
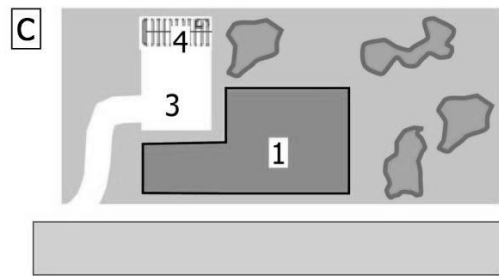
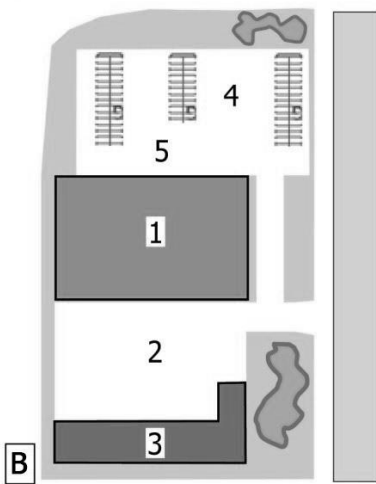
HOTEL LOCATION MODEL IN THE CITY PLANNING STRUCTURE	SCHEME OF LOCATOIN OF HOTEL	GENERAL APPEARANGE
THE CITY CENTER		
A 		
THE CITY CENTER OF RESIDENTIAL AREAS		
B 		
THE ENTRANCE TO THE CITY		
C 		

Fig. 1. Proposals for solving the master plan depending on the location of hotels in the city plan.

PLANNING SCHEMES FOR HOTEL SITES IN THE CITY CENTER

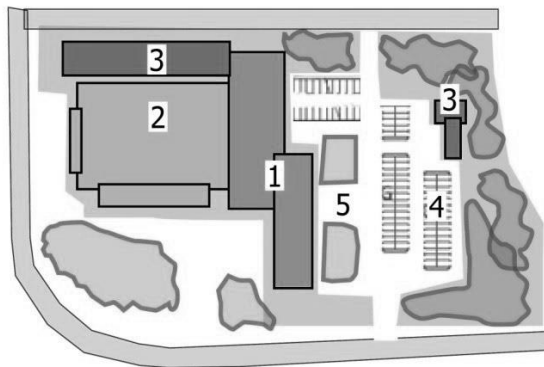


A - A HOTEL NEAR THE ADJACENT SITES
 B - HOTEL ON A FREE SITES



- 1- RESIDENTIAL BUILDINGS OF HOTELS
- 2- FARM YARD
- 3- TECHNICAL BUILDINGS
- 4- PARKING
- 5- ORDERED GROUND WITH DRIVEWAY

PLANNING SCHEMES FOR HOTEL SITES IN THE CENTER OF RESIDENTIAL AREAS



- 1- RESIDENTIAL BUILDINGS OF HOTELS
- 2- RESTAURANT
- 3- TECHNICAL BUILDINGS
- 4- PARKING
- 5- ORDERED GROUND WITH DRIVEWAY

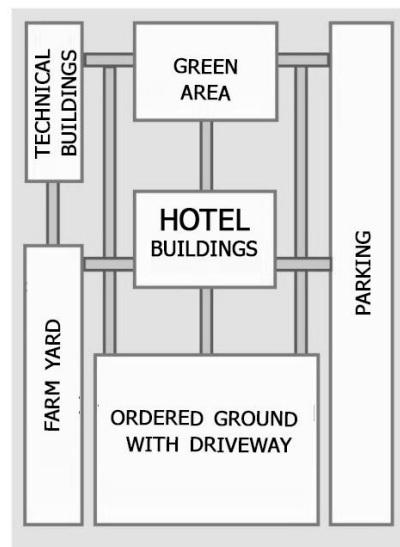


FIG. 2 PROPOSALS FOR HOTEL SITE PLANNING

Fig. 2. Proposals for planning a hotel site.

The hotel site shall include:

- landscaped areas in front of the entrances to public and residential premises (at the rate of not less than 0.2 m² per resident)
- parking lots for cars;
- areas for temporary parking of cars and buses for passenger disembarkation and embarkation;
- internal through passages, entrances to the main and other entrances.

The number of parking spaces, depending on the category of hotels, is not less than: 20% of the number of rooms in hotels *, **, ***, and 25% in hotels ****, *****.

It is recommended to increase the number of parking spaces in hotels that have catering, consumer services, retail and cultural facilities open to the public, taking into account the capacity of these facilities.

An open area for short-term parking near the main entrance is designed to accommodate at least five cars at a time.

Individual parking lots for disabled persons (at the rate of 10% of the total number of parking spaces, but

but not less than one), as close as possible to the entrance, and special devices (ramps, lifts) that ensure accessibility of public and residential areas of hotels for people with limited mobility.

When designing hotels as part of multifunctional complexes, the calculation of parking spaces is carried out in such a way as to meet the parking needs of people working, living and visiting the complex. The share of such parking spaces for hotels is: 6-8 m/spaces per 100 rooms for hotels *, **, ***, and 10-15 m/spaces for ****, ***** hotels.

The distance from the hotel building to ground and combined (ground and underground) garages and parking lots of passenger cars should be not less than 15 m (for the number of cars up to 100) and 25 m (for the number of cars - more than 100).

Parking lots for storage and parking of passenger cars are allowed to be located in underground, basement and ground floors (in accordance with the relevant regulatory requirements).

2.2. Functional interrelations of the main groups of premises of a small hotel

Hotels are establishments characterized by a complex architectural and planning organization with an extensive functional structure. In addition to the residential part of hotels, they include various functional groups of premises. Such groups include: reception and lobby, residential, sports and recreation, administrative and economic groups of premises, a group of catering premises, cultural and leisure, and consumer services and trade.

Each group of premises must have clear technological interconnections with other groups of premises, as well as between premises belonging to the same group. Hotel

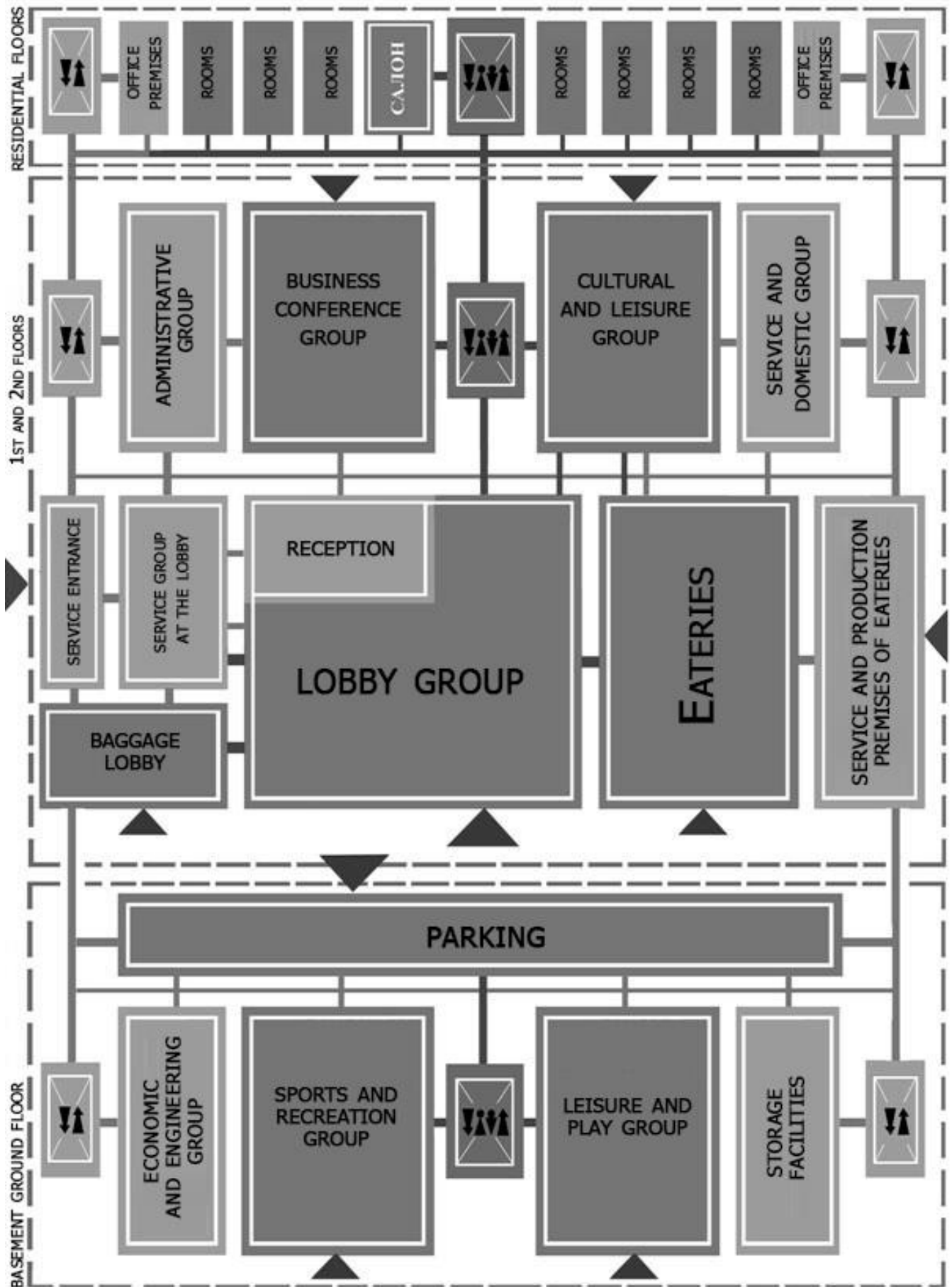


Fig. 3. Functional scheme of the hotel

guests should not see the daily work of auxiliary services, so counter flows of staff and hotel guests should be avoided.

Depending on the number of floors in a hotel, there are options for its floor zoning. In low-rise hotels with a small capacity, the public area can occupy the first 1-2 floors. In the basement, it is possible to locate underground parking and service premises that do not require natural light.

The premises of the reception and lobby group should include the premises of the lobby, cloakroom, receptionist and porter on duty, luggage storage, service bureau, communication and currency exchange office, first-aid post, safe room, messenger room, security, operational and fax communication center, kiosks, sanitary facilities, etc. The main one in this group is the lobby, around which the rest of the premises should be arranged to ensure convenient and shortest connections with it, the elevator hall, catering and cultural facilities.

The lobby should include a recreation area with appropriate facilities for recreation. It is recommended to locate it outside the transit part of the lobby, at the front of the main façade or in the form of an isolated lounge directly adjacent to the lobby. It is also recommended to allocate an information area in the lobby for the installation of ATMs, billboards, etc. For small hotels with a capacity of 50-100 beds at the comfort level ***, the lobby area should be at least 45-90 m².

The residential group of premises is the main one in hotels of any type, accounting for more than 50% of the building's volume, and includes living rooms - rooms, floor service and public areas (living rooms, children's rooms, etc.), common horizontal communications, elevator or staircase-elevator halls. In the most generalized form, the functional interconnections of hotel premises can be presented in the form of the following diagram (Fig. 3).

2.3 Space-planning solutions for small hotels

The primary task when choosing a space-planning solution for a hotel is to decide on the spatial relationship between the residential and public parts of the hotel and determine the compositional principle of the residential floors.

The main options for the relative location of the residential and public parts of the hotel are: built-in - with location in one building with the same dimensions, built-in-attached - with the removal of the public part of the premises beyond the main dimensions of the building, attached - with the extension of public premises to the main building and pavilion - with the placement of residential and public parts of the hotel in separate buildings, united or not united by covered passages.

The application of the built-in principle of location is the most economical in terms of the use of the development area, but is characterized by a significant complication of the structural system and a limitation of spatial and compositional

freedom of solutions, primarily in the public part of the hotel premises. In addition, this solution requires the mandatory location of the technical floor between residential floors and floors with public spaces.

The built-in, attached and attached principle of the volumetric-spatial solution of hotel buildings are the most common options, as they allow the most successful solution of the interrelationships between the main groups of hotel premises, do not require significant technical complications, and reveal rich opportunities for the compositional and figurative solution of hotels without a significant increase in the building area.

The pavilion solution provides for a large building area, and therefore is usually used in hotel complexes and large recreational and entertainment hotels in the relevant climatic zones of construction.

The main schemes of the volumetric-spatial solution of hotels with 50-100 beds are shown in the diagram (Fig. 4).

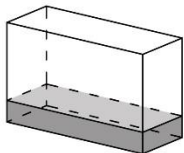
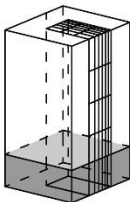
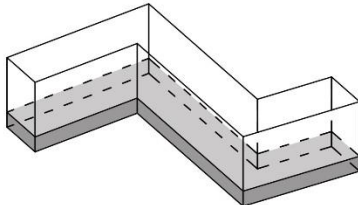
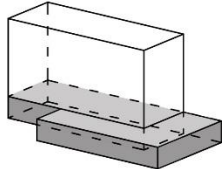
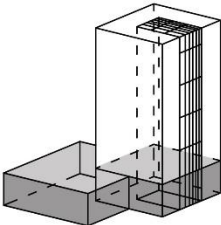
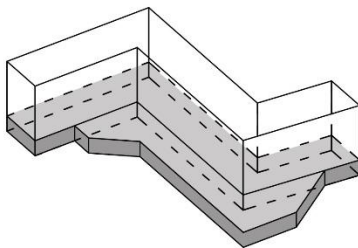
	INDIVIDUAL OBJECT	COURTYARD OR ATRIUM	BLOCKED OBJECTS
WITH BUILT-IN PUBLIC PREMISES			
WITH BUILT-IN AND ATTACHED PUBLIC PREMISES			

Fig. 4. Volumetric and spatial solutions for small hotels

2.3.1 Organization of residential floors in small hotels

Residential floors occupy most of the hotel space and are the most important components of the functional, compositional and planning structure of hotels. When designing residential floors of hotels, one should try to make the most rational use of the space of the residential floor - allocate the most space for residential rooms and minimize the area of communications.

- When choosing the configuration of a hotel, the urban planning situation is of utmost importance: it is desirable that as many residential rooms as possible have a favorable orientation in terms of insolation, lighting and views from the windows. It is also necessary to strive to ensure minimal energy costs for heating and air conditioning of the building, to reduce the wind impact on the structure of the building.

- The organization of the hotel layout should ensure the minimum length of the paths of movement of customers and staff.

- The composition of the premises of the hotel's residential floors: residential rooms, floor service rooms, elevators, stairs for customers and staff, floor halls and lounges, areas for technical communications.

- Determining the layout of residential floors is one of the first steps in hotel design.

2.3.1.1. Compositional schemes of residential floors of hotels

- The planning structure of the residential part of hotel buildings can be: gallery, corridor, nodal, compact and atrium. There are also mixed solutions (Fig. 5).

- Gallery planning structure: provides for a small building width and maximum length of external enclosing structures per unit of living space of rooms. In terms of technical and economic indicators, this structure is inefficient, so it is used, as a rule, in the following cases: the possible width of the building is limited, or it is desirable to orient all residential rooms to one side; as well as in places where the climate allows for open galleries. Vertical communications in relation to the rooms are usually located on the other side of the gallery.

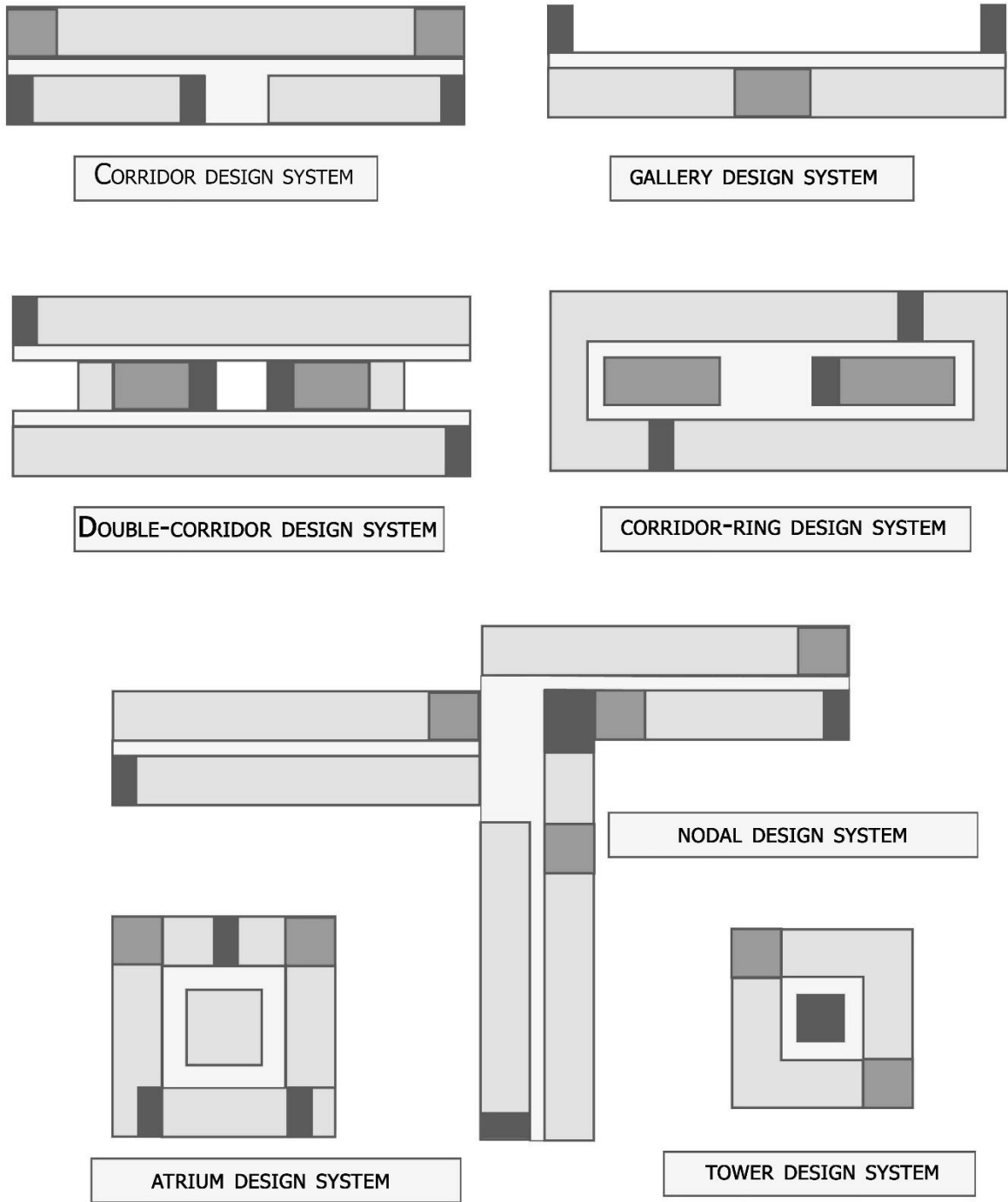
- Corridor planning structure: the most common and traditional. Residential rooms are located on both sides of the corridor. To improve the orientation of the living rooms and improve the space-planning and compositional solutions, the rooms can be located at an angle to the main corridor.

- If the length of the corridor is more than 60 meters, two vertical communication nodes are provided. Thus, the maximum distance from a room to the staircase will not exceed 30 m, due to fire safety standards and ease of use.

- In a two-corridor, corridor-ring or ring layout system, public spaces and vertical communications are placed in the central part of the building, while residential rooms are designed on two or four sides of this part.

- Nodal planning scheme: This scheme is used in multi-storey hotels with a large capacity - it is rarely used for small hotels. It is characterized by the central location of the main communication hub, from which separate wings of the building with a corridor or gallery structure diverge. The general compositional scheme of such hotels is very diverse and depends on the overall urban planning situation, orientation and imaginative solution.

- Compact scheme: This scheme is used in the design of multi-story hotel buildings in dense areas. The most characteristic for this layout is the square, round and triangular shape of the plan. The main vertical communication hub is usually located in a central island position surrounded by a circular public corridor.



SYMBOLS AND NOTATIONS

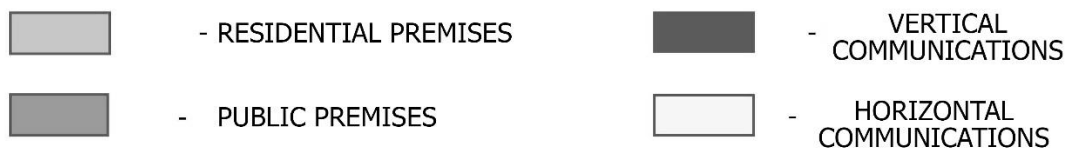


Fig. 6. Examples of compositional schemes for hotel residential floors.

- Atrium layout: residential rooms are located around an internal open or covered "courtyard" - an atrium. The atrium can be open, covered over the first or second floor, or covered at the level of the top floor.

- When designing hotels with a covered glazed atrium, a number of problems arise, primarily related to the complexity of the design solution, engineering communications, and fire protection measures (due to the possibility of rapid smoke).

- An example of a solution for the residential floor of a 50-room hotel is shown in Fig. 6.

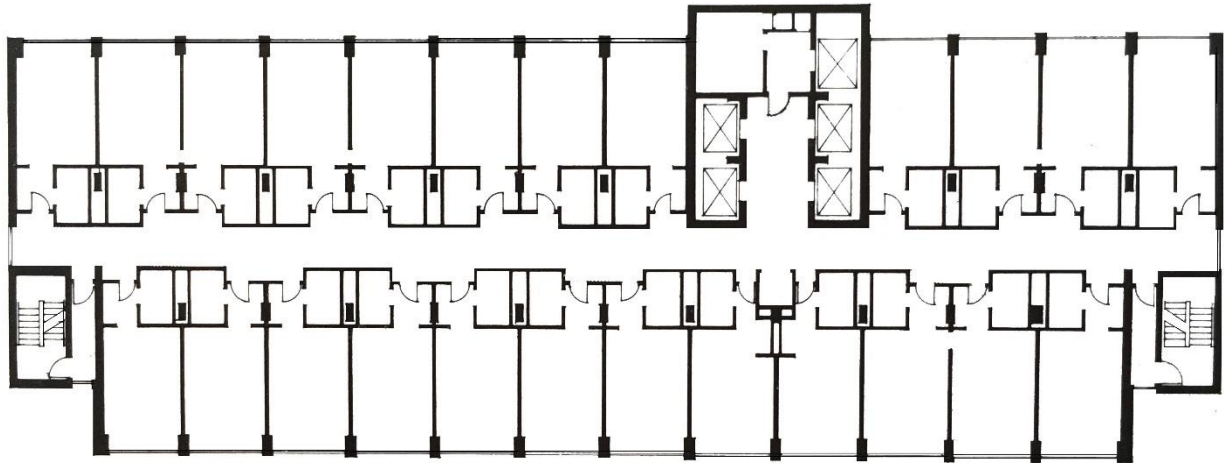


Fig. 6. An example of a solution for a residential floor of a hotel (Sheraton Hartford Hotel, Connecticut, USA).

2.3.1.2. Floor service rooms in small hotels

As a rule, floor service rooms should be blocked, providing one block for 30 beds in hotels of the category *****; for 40 beds - *****; for 50 beds - ***; for 60 beds - **.

Floor service rooms in hotels of category * and ** are allowed to be located through the floor.

The minimum composition of floor service premises may be represented only by the room of the staff on duty.

The recommended composition (developed) and areas of floor service premises are shown in Table 2.

Table 2. Composition of floor service premises of hotels

	Premises	Area, m ² , not less than
1	Halls (living rooms) at the rate of at least	
	hotels of category ***	30m ² plus 1 m ² per room, starting from the 21st, it is recommended that the maximum area does not exceed 80 m ²
	hotels of category *****	30m ² plus 1 m ² for each room, starting from the 21st, it is recommended that the maximum area does not exceed 120 m ²
	hotels of category *****	30m ² plus 1m ² per room, starting from the 21st room, it is recommended that the maximum area does not exceed 160 m ²
2	Room for duty staff with built-in wardrobes for clean linen	10(12)
3	Storage room for cleaning equipment	4
4	Disassembly area for dirty laundry with linen supply	4

2.3.1.3. Residential hotel room solutions

The most common type of hotel room is a double room (DBL) (with one double bed), used as single or double rooms, and the percentage of twin rooms (TWN) (with two separate beds) is no more than 10% of the total. Single rooms with one single bed are economically unprofitable and are rarely used in new construction. Rooms with a living room are called SUITE (in domestic practice - "suite"), with a living room area - JUNIOR SUITE (in domestic practice - "junior suite"). Rooms with a kitchen or kitchen area are called "apartment type rooms" (APARTMENT). Multiple rooms (at least 2 rooms) of luxury class can be designed as suites or apartments.

The structure of the residential part of modern hotels is approximately as follows: about 50% - standard 2-room rooms, another 25% - "superior standard" (DBL rooms of increased area), 20% - suites in the form of one- or two-room residential units, another 5% (but not less than one) - multi-room (at least 2-room) rooms, at least 5% of residential units should be provided for disabled people.

A hotel room should include the following functional groups: an entrance area, a bedroom, a work area, a rest area, and a personal hygiene area. For suites and apartments, there is also a guest entrance, dining and cooking area.

The location of these zones can be decided in different ways. The minimum height of a hotel room is 2.5 meters. For suites and apartments designed as a single space - a studio - it is 2.7 m.

The minimum recommended width of a residential room is 3.5 m (the minimum permissible width is 3 m, except for the reconstruction of existing hotel buildings).

All hotel rooms must have natural light, and the insolation time of the rooms is not limited.

Balconies and loggias with a fence height of at least 1.2 m are allowed in the rooms.

All rooms must have built-in wardrobes for outerwear, linen, luggage, located in the hallway or in the living room - at the rate of 1 wardrobe (0.6x0.55 m) per resident.

It is allowed to design rooms on two levels. The minimum width of the internal staircase is 900 mm. The maximum ratio of depth, height of steps is 260/190 mm. Staircases in rooms are allowed to be designed with winders.

When planning hotel rooms, which are characterized by limited area and volume, an important role is played by the correct organization of their space, which in many cases is ensured by special hotel equipment and furniture. In the sleeping area of the room, it is necessary to provide for the possibility of placing a double bed (1600×2000 mm or 1800×2000 mm) with two bedside tables. It is advisable to place the sleeping group perpendicular to the interior walls. In addition, there should be a desk (with the possibility of using it as a dressing table), a minibar (preferably built-in), chairs or armchairs (according to the number of residents), a luggage rack (600x800 mm) and a wardrobe at the rate of 500x600 mm per resident.

For suites (with the possibility of cooking), the kitchen area can be arranged both in a separate room and in the form of a kitchen niche in the hallway or living room. The minimum composition of such a kitchen-niche (1200-1800x600 mm): a refrigerator or mini-bar, a microwave oven, an electric kettle, a sink and a work surface with a width of at least 60 cm.

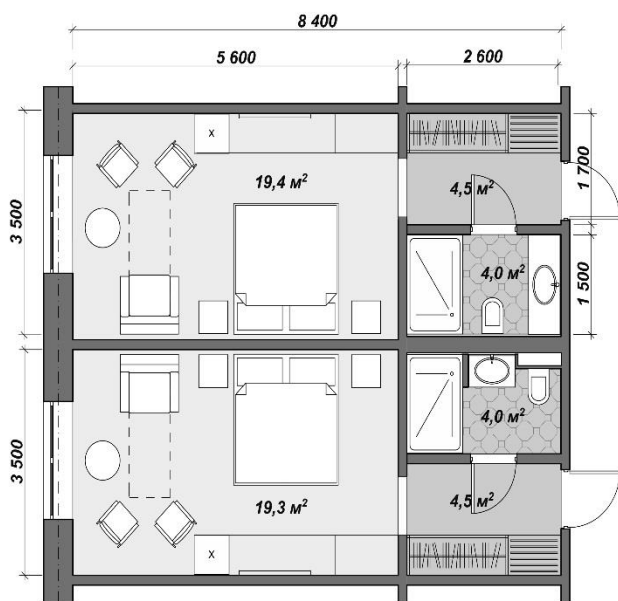
Examples of different types of hotel rooms are shown in Fig. 7.

The main issues that need to be addressed when designing rooms for disabled people include: arranging doors of the required width (at least 900 mm "clean"); ensuring unimpeded movement around the room (width of passages at least 900 mm, in places for turning - a free area with a diameter of 1500 mm); use of special furniture and equipment (in accordance with the needs of disabled people); solution of bathrooms taking into account the operational needs of disabled people.

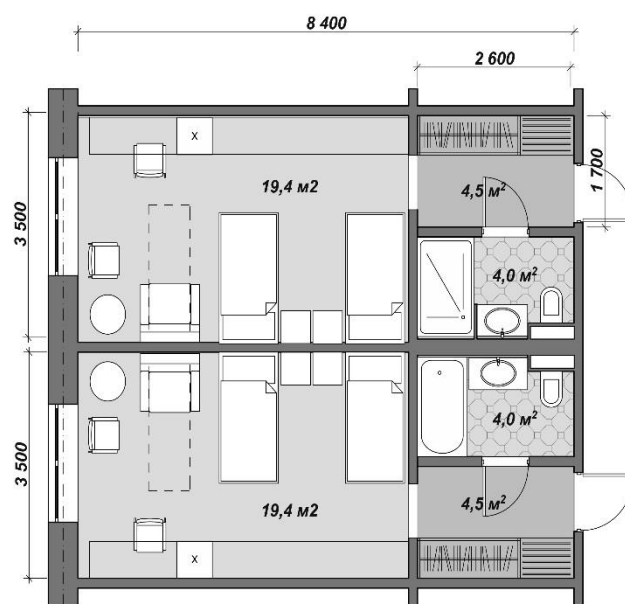
In the immediate vicinity of the rooms for disabled people, it is desirable to provide a room for an accompanying person (with the possibility of arranging adjacent internal doors). Rooms for disabled people are located on the lower floors.

Examples of solving "double" (1) and "twin" (2) numbers

1.

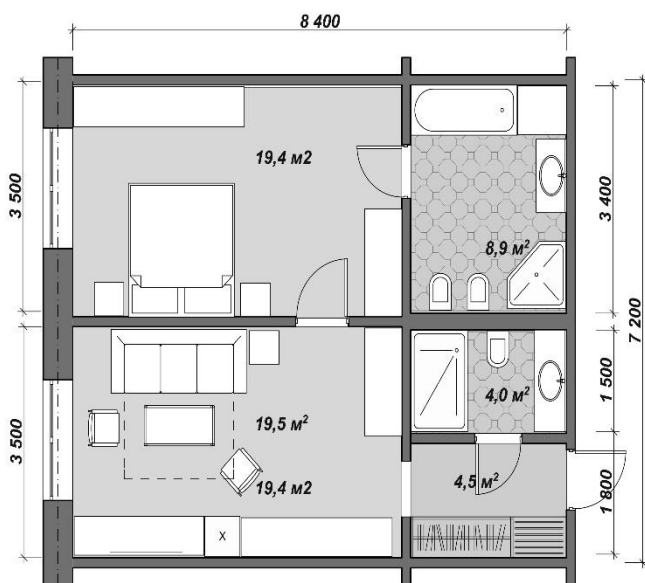


2.



Examples of suites (1) and apartments (2)

1.



2.

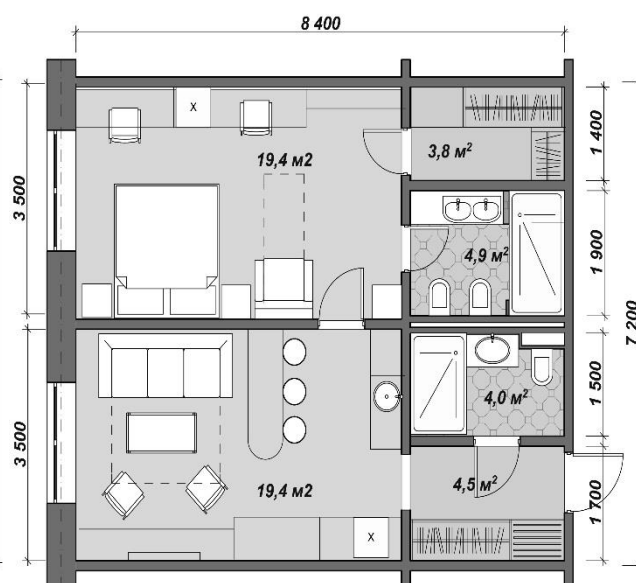
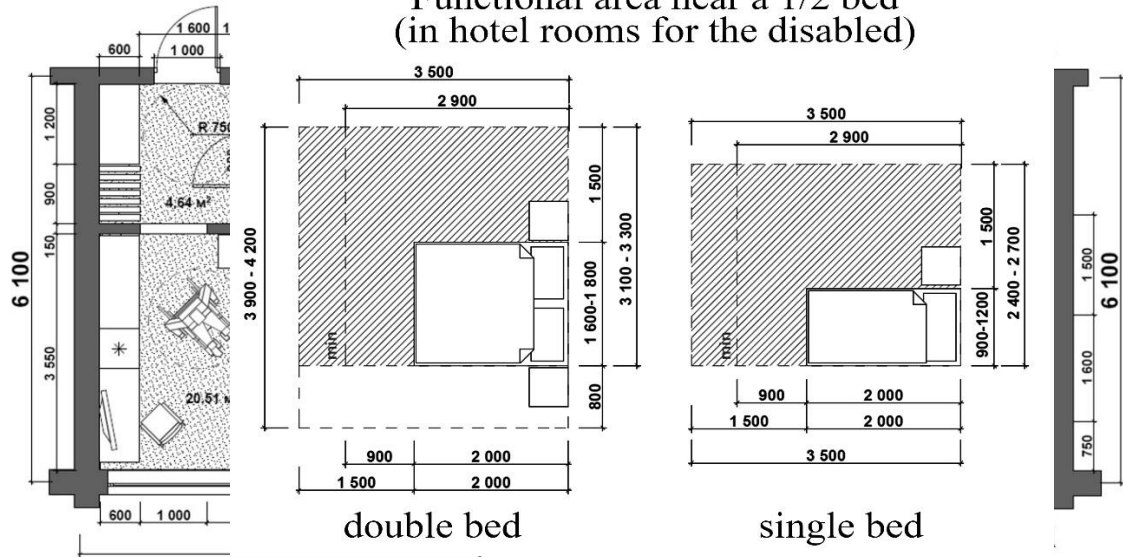


Fig. 7. Examples of different types of hotel rooms.

Examples of hotel rooms for disabled people

Functional area near a 1/2 bed
(in hotel rooms for the disabled)



Wheelchair turning zone

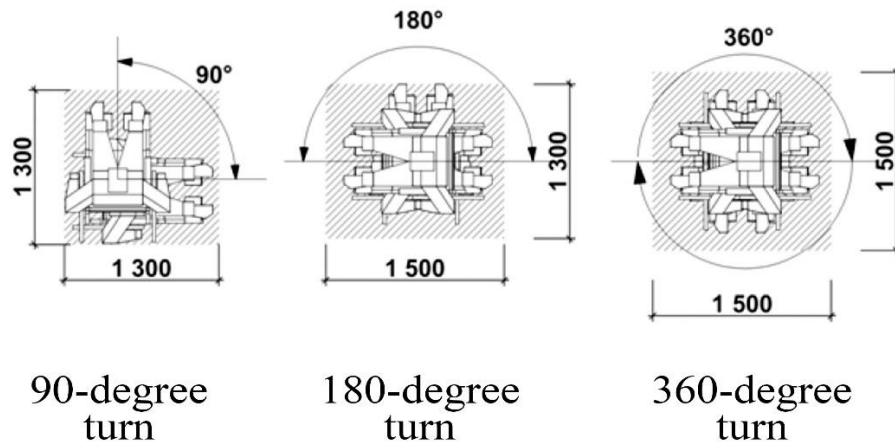


Fig. 8. Design of functional areas in hotel rooms for disabled people.

2.3.2. Reception and lobby group of premises of small hotels

The lobby group has a prominent place among hotel public spaces. The lobby acts as a "business card" of the hotel, so the success of the hotel operation as a whole depends on its functional, volumetric and spatial solution and decoration.

The total area of the hotel lobby is calculated at the rate of 0.5-0.9 m² per room, but this figure can vary significantly, depending on the level of comfort and typological features of the hotel.

The functional layout of the hotel lobby group includes the following areas for visitors: registration and paperwork; rest and waiting; information and trade; storage for personal belongings and valuables of residents; wardrobe and bathrooms for visitors. The service area includes: the receptionist's office, security room, luggage area, service bathrooms, storerooms, etc. Elevator halls and staircases for visitors should be located in the immediate vicinity of the lobby, and it is desirable that, on the one hand, the passage to them is the shortest, and on the other hand, the possibility of visual control from the reception desk is provided (Fig. 9).

The arrangement of functional areas can be frontal, longitudinal or concentric.

The main element of the hotel lobby is the reception desk (reception). The number of workplaces for a small hotel is 1-2 workplaces. For each such workplace, there is 1.8 m of its length. In front of the reception desk, it is necessary to provide an area (outside of intensive transit flows) for customer queues and reception of organized groups of visitors (minimum 6-8 m²). Behind the counter there should be office space for the staff on duty.

The area for rest, waiting and gathering of organized groups is located in an impenetrable zone. A bar or cafeteria is often located in the waiting area.

Access to catering facilities is through the hotel lobby, and may also have separate entrances and their own lobbies and lobbies. Access to other public groups should also be through the main lobby of the hotel, except for the sports and recreation group, which should be accessed directly from residential floors or through separate lobbies from the hotel recreational area to prevent visitors in bathing suits from moving through the main lobby of the hotel.

Cloakrooms for visitors are provided at the rate of approximately 10% of the number of residents. The area of the cloakrooms is 0.1 m² per person. Bathrooms are usually located next to the cloakroom. As part of the public toilet, it is necessary to provide at least one universal cubicle accessible to people with reduced mobility. The universal cubicle of a public toilet should have dimensions in plan not less than: width - 1.65 m, depth - 1.8 m.

The minimum required composition of the reception and lobby group includes: a reception desk, a recreation and waiting area, office space for staff on duty, a cloakroom, bathrooms, a room for temporary storage of residents' luggage (before check-in or after the end of the stay before departure), technical rooms, security.

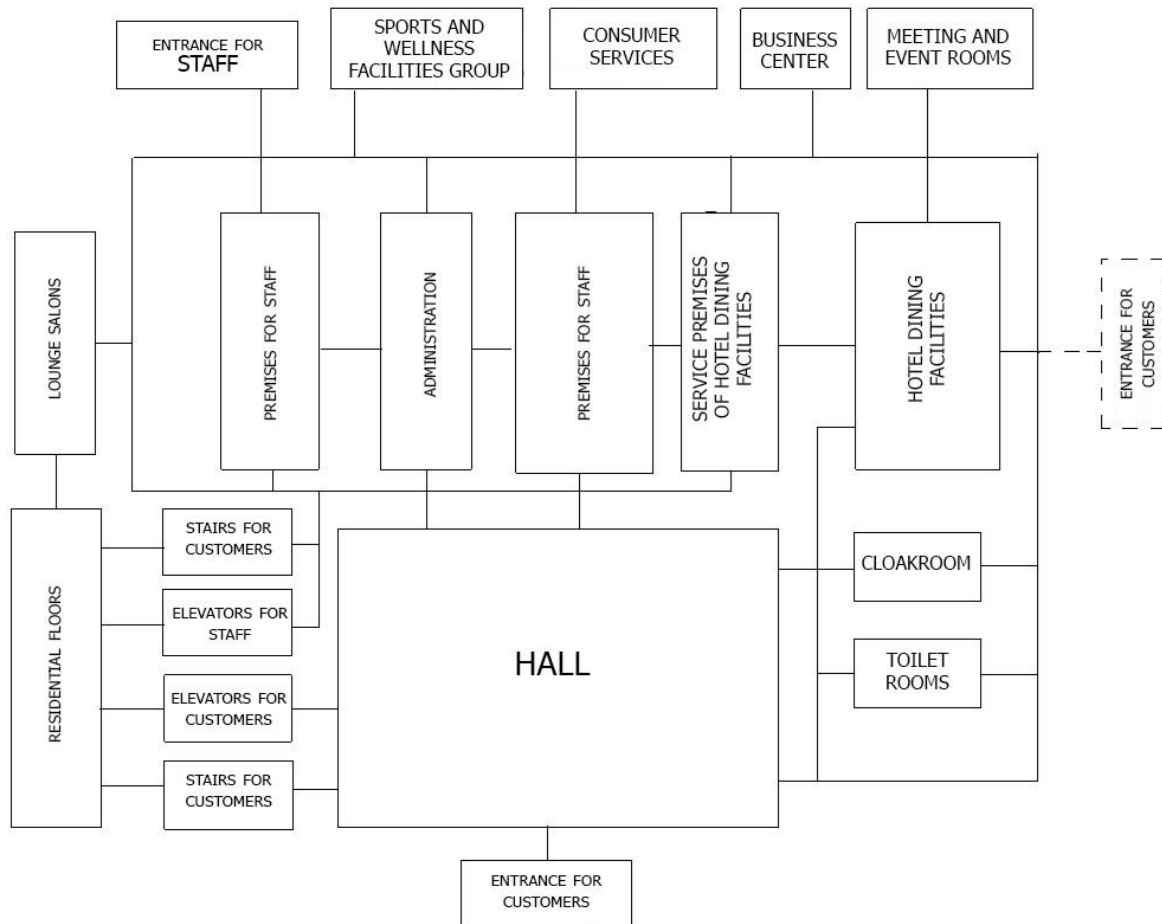


Fig. 9. Functional diagram of the lobby group of hotel premises

2.3.3 Catering enterprises within hotels

Catering establishments occupy a very important position in the functional structure of hotels. Providing guests with meals (at least breakfast) is an integral part of hotel services.

The composition of the premises of catering facilities differs depending on: the comfort class and capacity of hotels, location, specialization, etc. Catering establishments (halls and production facilities) should have convenient connection with other groups of public and residential premises of hotels: residential floors, cultural, leisure, sports and recreation and business groups of hotels, multifunctional and banquet halls.

In the case when room service is provided, it is recommended to have special service rooms on each residential floor, next to the service elevator, for storing table linens, tableware, utensils, glasses, wine glasses; equipment for preparing snacks and drinks; and washing glassware. The sanitary and hygienic requirements for such premises are the same as for the production facilities of catering companies.

The main types of catering establishments in hotels are: restaurants, bars, buffets and canteens.

Restaurants are the main catering establishments within hotels, where the service is provided by waiters on an individual or team basis (according to the buffet system). It is desirable to provide for the possibility of entering the hotel restaurant through a separate lobby group (with a total area of approximately 0.60 m² per seat in the hall).

Bars in hotels are divided into: lobby bars (lobby bars); restaurant bars; banquet bars; pool bars, fitness centers and saunas; auxiliary bars. Hotel rooms of 3-5-star hotels have minibars (mini-fridges with a certain established content of snacks and drinks).

Buffets are restaurant business enterprises where products are sold with consumption mainly on site: cold snacks, sweet dishes, cold and hot drinks, juices and confectionery. Buffets serve at least 10% of the total number of hotel guests. Floor cafeterias should be conveniently connected to the warehouses and production facilities of the hotel restaurant by means of service elevators and lifts.

Canteens - as part of hotels, either act as a cheaper alternative to restaurant services (usually in resort hotels of a low level of comfort) or are used to provide meals for hotel employees.

Production facilities, if possible, can be located in basements and ground floors, with the following requirements: convenient loading; garbage disposal; connection to dining halls (lifts, elevators); natural lighting of production workshops and washing rooms; avoidance of intersection of clean and dirty dishes, etc.

Flat roofs of stylobate or residential parts of hotels can be used for catering facilities.

If catering establishments are located in underground and basement floors, it is necessary to try to provide natural light in the halls through: pits, light guides, mirror surfaces, skylights, etc.

The organization of breakfast for hotel guests is an integral function of modern hotels, regardless of their level of comfort, capacity and specialization. It can be carried out in hotel restaurants, bars, cafes and cafeterias (including those on the floor). The main condition is to ensure convenient communication with the production facilities of the hotel catering area.

Since the organization of breakfast in a hotel is regulated and carried out during a fixed period of time, it is recommended for small hotels to use mobile equipment and a lobby bar located in the lobby. Additional buffet tables can be hidden in built-in niches with sliding partitions that provide access to the kitchen area's production facilities.

2.3.4. Group of premises for cultural and leisure purposes is

is a structural unit of public premises of a hotel, which includes cultural and entertainment and leisure facilities of various types: cinemas, auditoriums, club and gaming complexes and premises, etc.

The set of cultural, entertainment and leisure facilities in a hotel is determined by the design assignment, taking into account the regulatory documents on the design of the relevant facilities.

The premises of the cultural and leisure group should be located in a separate block with a convenient transition to the hotel building, or in the public part of the main hotel building, usually on the lower floors. In order to maximize the use of the premises of the cultural and leisure group and ensure the normal operation of the hotel, it is advisable to provide them with a separate entrance from the street with a lobby, cloakroom and sanitary facilities.

The premises of hotels of categories ***, **** and ***** should include premises for business activities and meetings. This group of premises includes a business center (communication services, copying and computer services, translators, etc.); representative offices; business meeting rooms and universal halls for cultural or business events with audio and video equipment; exhibition and demonstration halls with expositions; auxiliary premises.

For hotels of the ***** category, as part of the cultural and leisure group of premises, it is allowed to provide premises for children's services.

A billiard room is appropriate in the group of premises for cultural and leisure purposes. It may not have natural light. As a rule, the capacity of a billiard room is calculated only for visitors who live in the hotel. In addition to billiard tables, the billiard room should have a place to install a rack for cues and a cabinet for balls. It is also possible to provide a bar with additional facilities and a smoking area.

2.3.5. Administrative and economic group of premises of a small hotel

The administration premises should be grouped on the ground floors outside the main flows of residents. The composition of the administration premises and their area should be determined by the design task, taking into account the recommendations given in Table 1.

Administrative premises with a permanent mode of operation are not allowed to be designed without natural light. It is allowed to locate service and administrative premises in basements and underground floors, provided that natural light is provided by engineering devices (light guides, etc.).

Laundry facilities should have a connection with the economic entrances of the hotel for the import of clean and export of dirty laundry. Minor repair workshops should provide a place for trying on clothes and receiving orders. The dry cleaning and laundry reception should consist of two rooms - for storing accepted items and finished orders.

Group of premises for physical fitness and recreation.

In hotels with a higher level of comfort (3*-5*) it is possible to equip a group of premises for physical culture and recreation, which includes swimming pools, saunas, solariums, massage rooms, sports, gymnasiums, gyms, bowling alleys.

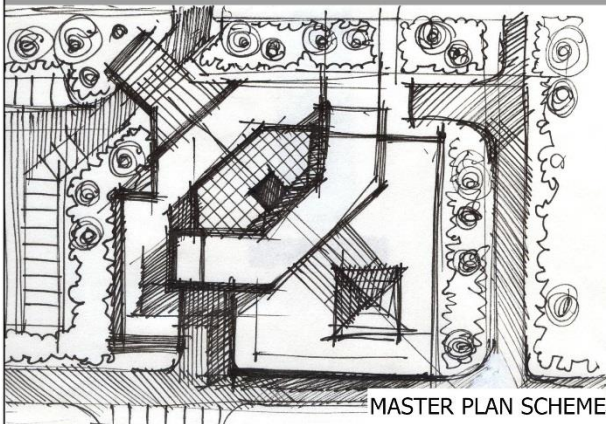
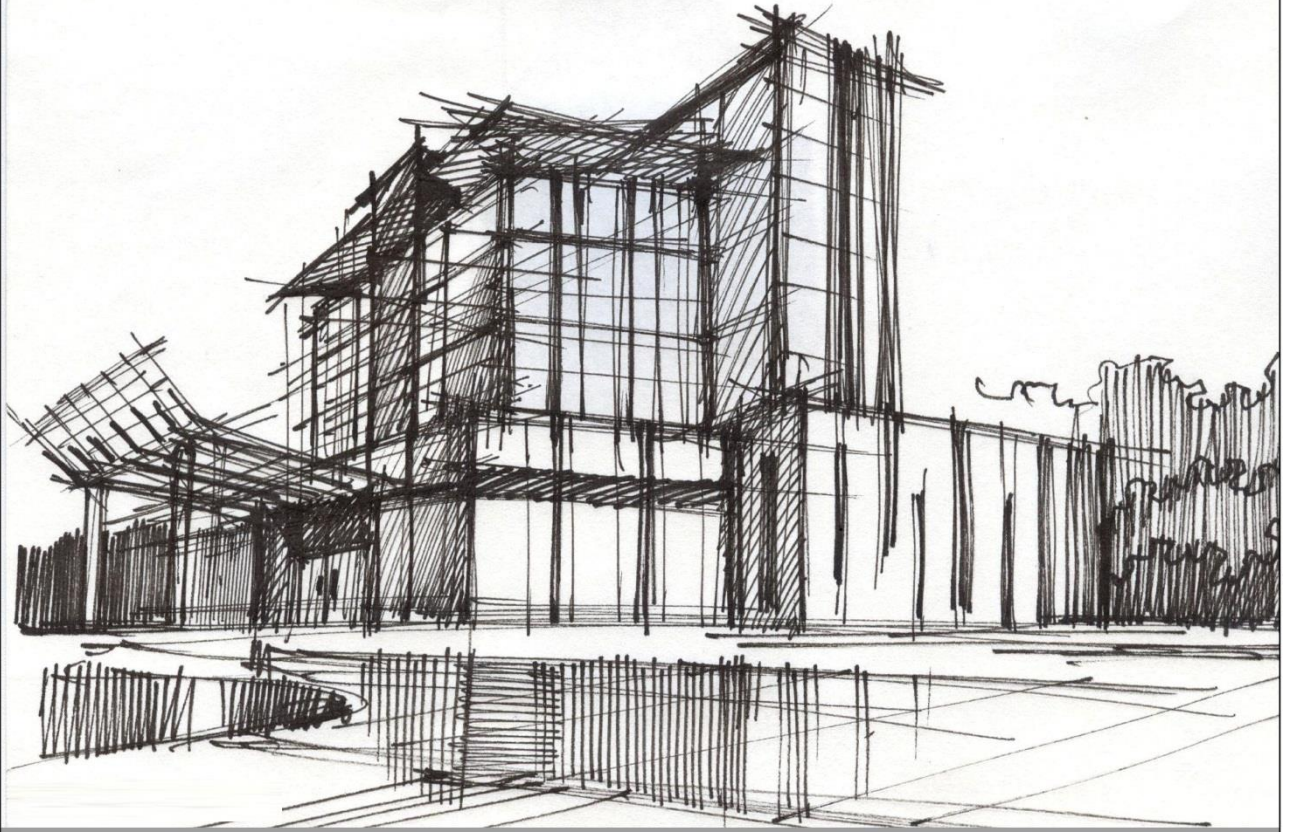
If possible, it is desirable to provide for flat physical culture and recreation facilities on the territory of hotels, namely: sports grounds, tennis courts, mini golf. If there is a need to provide medical care, the physical training and recreation group of premises should be supplemented with medical staff offices.

If a hotel has a swimming pool, it significantly raises its prestige and has a positive impact on occupancy. Hotel swimming pools should be designed as indoor or outdoor pools, and should be designed for swimming, bathing or splashing. In the case of outdoor pools, the area of the designated site should be landscaped with at least 35% of shrubs or low-growing trees. Wind and dust protection strips of trees and shrubs should be provided on the site. Indoor swimming pools should be located in the basement or on the ground floor of the hotel, in attached premises connected to the main building by a covered passage.

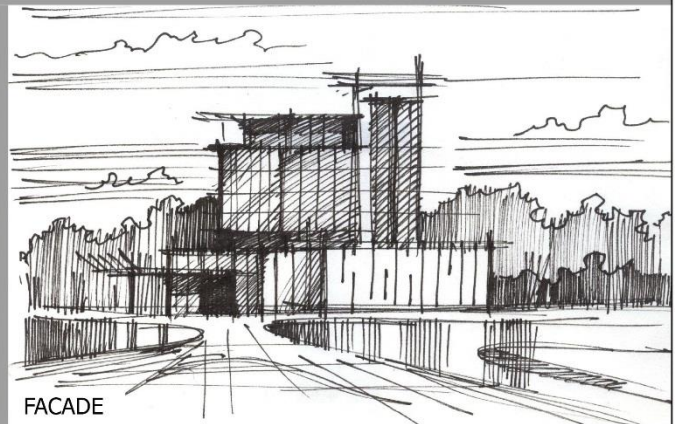
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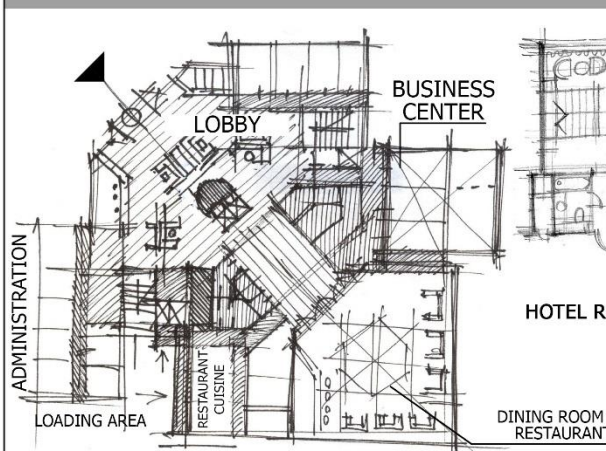
SKETCH OF A 50-ROOM HOTEL



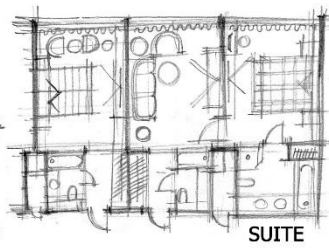
MASTER PLAN SCHEME



FACADE

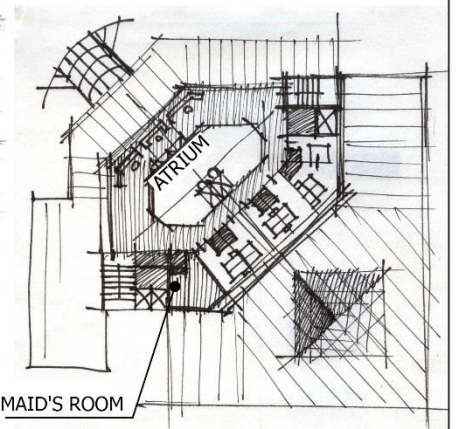


1ST FLOOR PLAN



SUITE

HOTEL ROOM PLANS



MAID'S ROOM

2ST FLOOR PLAN

Annex 1. An example of a sketch on the topic "Hotel of a 50 rooms".